



Historical Commission

Regular

~ Minutes ~

36 Court Street
Springfield, MA 01103
<http://www.springfieldcityhall.com>

Vincent Walsh

Thursday, December 19, 2024

5:30 PM

Richard Neal Municipal Operations Center

I. Call to Order

5:30 PM Meeting called to order on December 19, 2024 at Richard Neal Municipal Operations Center, 70 Tapley Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Vincent Walsh	Chair, RAPV Representative	Present	
Alfonso Nardi	Vice-Chair	Present	
Judith Crowell	CPC Representative	Present	
Walter Kroll		Present	
Marisa Zorzi		Present	
Vana Nespor		Remote	

II. Acceptance of Minutes

III. Public Hearings (Continued)

1. Petition (ID # 8375)

25 Marengo Park: Roof and Solar Panels

25 Marengo Park: Replace slate roof with asphalt. Installation of solar panels.

HISTORY:

12/05/24 Historical Commission **CONTINUE VOTE**
Next: 12/19/24

COMMENTS - Current Meeting:

S. Jones was in attendance on behalf of the Petitioner and advised the Commission that the roof was slate shingles on top of slate shingles.

Chair V. Walsh informed S. Jones that the Commission is unlikely approve the removal of a slate roof if it was in good shape, and to his knowledge, a slate roof had never been removed unless there is damage.

Commissioner A. Nardi advised that there are special brackets that can be installed on slate roof; though S. Jones responded by stating that Trinity Solar does not install solar on slate roofs due to maintenance, insurance and guarantee purposes.

Commissioner Kroll informed S. Jones that typically a report relating to the condition of the roof is submitted as part of the application.

The Petitioner submitted email correspondence during the hearing requesting a 30-day extension for the purposes of submitting supplemental information and to allow for the Commission to conduct a site visit.

Commissioner Crowell made a motion to continue the hearing to January 16, 2025, which was seconded by Commissioner Kroll. S. Jones will provide an action plan. Commissioner

Nardi inquired as to whether the roof was actually slate or could potentially be asphalt shingles.

The motion to continue the hearing was approved unanimously.

RESULT:	CONTINUE VOTE [UNANIMOUS]	Next: 1/16/2025 5:30 PM
MOVER:	Judith Crowell, CPC Representative	
SECONDER:	Walter Kroll	
AYES:	Walsh, Nardi, Crowell, Kroll, Zorzi, Nespor	

2. Petition (ID # 8376)

96 Firglade Avenue: Windows

96 Firglade Avenue: Replacement windows

HISTORY:

12/05/24 Historical Commission **CONTINUE VOTE**
Next: 12/19/24

COMMENTS - Current Meeting:

G. Cabido was before the Commission to present the application with the property owner M. Joy attending virtually.

Chair V. Walsh inquired with G. Cabido as to why the Commission was informed at the previous meeting that the windows were not yet replaced when the work had in fact already been completed, which was discovered by Staff and the Commission at a site visit prior to the continued hearing. G. Cabido accepted responsibility that they incorrectly advised Commission, and then informed the Commission that there was a misunderstanding between Green Collar, the Petitioner and the Subcontractor.

G. Cabido then informed the Commission that they had completed the work because they had not received approval from the Building Department within 30 days, thus operating in accordance with Massachusetts regulations. A. Allen informed the Commission that a Building Permit was not issued because approval by the Historical Commission was required.

The Commission and G. Cabido discussed various options to remediate the work that had been performed - the installation of white vinyl windows with mullions between the glass panes. G. Cabido suggested that the exterior of the windows could be painted by the landowner and that the upper panes could be replaced so that the mullions are on the exterior of the windows.

The Contractor provided different timelines should the Commission agree to the aforementioned proposal (end of February) versus the re-installation of all of the windows (12 to 14 weeks).

A. Allen suggested that the work be completed within six months.

M. Joy objected to the submitted written public comment, informing the Commission that there were many buildings in the neighborhood with white vinyl windows.

M. Joy agreed to paint the exterior of the windows.

The Commission confirmed with G. Cabido that the warranty would not be void should the exterior of the windows be painted. G. Cabido advised that something would be put into writing ensure that the warranty would not be void.

H. Seymour opined that the Commission's agreed upon approach was a good solution to the problem.

Commissioner W. Kroll made a motion to allow for replacement of the upper panes with exterior mullions and the exterior to be painted black. The work is to be completed within

six months. The contractor is to confirm that the white vinyl can be painted and that the warranty will not be voided upon painting the window and grids. The motion was seconded by Commissioner M. Nardi.

G. Cabido advised that the approach agreed to was reasonable and asked the Commission questions for future reference, specifically relating to the painting of vinyl windows, the colors the Commission prefers to see as it relates to window color, sill height, and visibility from public rights-of-way.

The motion as provided was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Walter Kroll
SECONDER:	Judith Crowell, CPC Representative
AYES:	Walsh, Nardi, Crowell, Kroll, Zorzi, Nespor

IV. Public Hearings (New)

1. Petition (ID # 8386)

17 Garfield Street (Window)

17 GARFIELD STREET: Replacement and Installation of a Rear Window

COMMENTS - Current Meeting:

J. Senez, the Petitioner, was before the Commission to present the application, who advised that the rear bathroom window is to be replaced with a similar sized circular window with a different grid pattern. The exterior color of the window will be the same as the trim color.

Chair V. Walsh confirmed with the Petitioner that the same grid pattern could not be found.

Commissioner A. Nardi confirmed with the Petitioner that the material of the window will be composite, while Chair V. Walsh confirmed that the window will resemble the existing window.

E. Mastroianni from Pioneer Valley Planning Commission inquired as to the location of the grids; the Commission agreed that the grid should be located on the exterior.

No public comment was offered.

Commissioner W. Kroll made a motion to remove and replace the circular window with no structural changes, which is to be made of composite material, with the grids to be placed on the exterior of the window, and for the color to be same as the trim. The motion was seconded by Commissioner J. Crowell.

Commissioner A. Nardi confirmed that the desired grid pattern can be placed on the exterior of the window.

The motion was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Walter Kroll
SECONDER:	Judith Crowell, CPC Representative
AYES:	Walsh, Nardi, Crowell, Kroll, Zorzi, Nespor

2. Petition (ID # 8387)

90 Garfield Street

90 GARFIELD STREET: Replacement and Installation of First and Second Floor Windows**COMMENTS - Current Meeting:**

The Petitioner, J. Agnitti, was before the Commission to present the application and advised that he was proposing to replace 18 windows. The Commission received confirmation that some windows have already been replaced by a previous owner - replaced with white vinyl.

J. Agnitti informed the Commission that he had owned the building for eight years.

A discussion ensued regarding the color of the windows; the storm windows will inevitably go away with double and triple pane windows, noting that the Commission does not have control regarding storm windows. J. Agnitti expressed reservations about having different colored windows from the third floor (white) should he choose black as the color. In reviewing Google Street View, the Commission confirmed that some of the windows are already black and that the storm windows are white. Commissioner Zorzi advised that the black windows would likely blend in well and blend better than the Petitioner may think.

Commissioner A. Nardi confirmed that the Petitioner is not intending on keep the storm windows.

J. Agnitti inquired as to whether black vinyl would be acceptable; the Commission advised in the affirmative, also noting that the slimmer vinyl with exterior grids is what the Commission prefers.

The Petitioner will take time to explore additional options.

No public comment relating to the application was provided.

Commissioner A. Nardi made a motion to continue the hearing to Thursday, January 2, 2025. The motion was seconded by Commissioner Kroll. With no further discussion, the motion to continued the hearing was approved unanimously.

RESULT:	CONTINUE VOTE [UNANIMOUS]	Next: 1/16/2025 5:30 PM
MOVER:	Alfonso Nardi, Vice-Chair	
SECONDER:	Walter Kroll	
AYES:	Walsh, Nardi, Crowell, Kroll, Zorzi, Nespor	

3. Petition (ID # 8388)

385 Maple Street (Ramp)

385 MAPLE STREET: Construction of an ADA Ramp on Front of Building**COMMENTS - Current Meeting:**

D. Brown and D. Kelly were before the Commission on behalf of Behavioral Health Network to present the application relating to the construction of an ADA-compliant ramp.

Due to the nature of the use at the subject property, D. Brown advised that Behavioral Health Network is required to construct an ADA-compliant ramp at the front of the building, which is to mirror the rear ramp. The ramp will meeting dimensional requirements under ADA.

A discussion ensued about the lattice work. D. Brown and D. Kelly agreed that once the ramp is no longer needed for the subject use of the property, then the ramp will be deconstructed and removed.

The Commission acknowledged that ADA ramps are beyond their jurisdiction; however, they provide input to ensure that it looks aesthetically pleasing.

D. Brown and D. Kelly confirmed that the lattice work and rail pattern will match the rear ramp and existing front porch rail and lattice work.

Commissioner M. Zorzi asked a clarifying question relating to the rail; since the proposed project relates to an ADA-compliant ramp, the Historical Commission has limited jurisdiction. The rail height will be 42 inches.

Two members of the public, Esther Hudson of 182 Tyler Street and Harry Seymour, supported of the proposed project.

Commissioner Kroll made a motion to approve the ADA-compliant ramp to the front entrance of the building, which is to look similar to the ADA ramp at the rear of the building, and is to conform with the scope of work provided in the application. The front lip to the entrance door may be raised. The proposed ADA-compliant ramp is tied to the use of the building and is to be removed should the use terminated. The motion was seconded by Commissioner M. Zorzi. Commissioner A. Nardi provided a hand-sketch depiction of the proposed project. The motion was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Walter Kroll
SECONDER:	Marisa Zorzi
AYES:	Walsh, Nardi, Crowell, Kroll, Zorzi, Nespor

4. Petition (ID # 8389)

5 Madison Avenue(Ramp, Renovations & Remediation)

5 MADISON AVENUE: Construction of an ADA Ramp on Front of Building; Replacement of Brick Steps; Repaint Front Exterior Façade; Remediation of Rear Ramp that was Improperly Installed

COMMENTS - Current Meeting:

D. Brown, D. Kelly and R. Hanks were before the Commission on behalf of Behavioral Health Network (BHN) to present the application relating to the construction of an ADA-compliant ramp at the subject address.

Staff Member A. Strniste provided an overview of the proposed work, specifically informing the Commission that a previous contractor had not completed reconstruction of the rear ramp in conformance with a Certificate of Non-Applicability issued in 2023. The rear ramp had been completely altered and needed to be remediated.

Discussion ensued about the materials of the original ramp. BHN is proposing to use a faux brick pattern and replacing the handrail with the pipe-railing provided in the application materials. Staff Member A. Strniste also informed the Commission that the Petitioner was proposing to modify the steps at the front of the building. BHN confirmed that they would be correcting the height of the lower set of steps and will be eliminating the upper steps in lieu of the proposed ramp.

Commissioner A. Nardi confirmed that BHN will be obtaining building permits.

Staff Member A. Strniste recommended that the motion include submitting updated plans since the description during the hearing differed from the proposed sketch in the submitted plans.

A brief discussion ensued about the decking of the proposed ramps; BHN is proposing Trek flooring for the decking and a faux brick veneer.

Two members of the public, Esther Hudson from 182 Tyler Street and Harry Seymour, supported the application.

Commissioner W. Kroll made a motion that the proposed project conform with the scope submitted in the application and that the ADA-compliant ramp leading to the front of building have a brick veneer and painted to match the building. The proposed railing shall conform to the railing presented in the application, and that updated plans shall be

submitted to Staff. The front ramp shall be removed should the subject use be terminated. The motion was seconded by Commissioner M. Zorzi. With no further discussion, the motion was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Walter Kroll
SECONDER:	Marisa Zorzi
AYES:	Walsh, Nardi, Crowell, Kroll, Zorzi, Nespor

V. Preservation of Historically Significant Buildings

1. Petition (ID # 8390)

191 Tyler Street (Demo)

191 TYLER STREET: Demolition of a Single-Family Dwelling

COMMENTS - Current Meeting:

Dina Fein and John Gilbert were before the Commission on behalf of WayFinders to present the Demo Delay Waiver applications relating to 191 & 193 Tyler Street; the Commission agreed to hear both applications at the same time and make motions separately.

J. Gilbert advised that they are the owners of 193 Tyler Street and in the process of acquiring 191 Tyler Street. Both properties are highly distressed and both are abandoned. WayFinders is requesting a Demo Delay Waiver to expedite their process, as permits are in place, as well as a plot plan. J. Gilbert advised that their main goal is stabilize the neighborhood.

The Commission confirmed that there is no known historical significance to the two buildings; A. Allen advised that he did not find anything on the Massachusetts Historical Commission's inventory list. J. Gilbert advised that no historical significance was found upon submitting the requisite forms to the Massachusetts Historical Commission - those forms will be submitted to Staff.

Commissioner A. Nardi asked if there was an intention to combine the lots together; J. Gilbert advised that WayFinders explored the option; however, they would only be able to construct one single-family dwelling instead of the desired town-houses or a two-family dwelling. Commissioner A. Nardi confirmed that the zoning regulations pushed the Petitioner to maintaining the lots as separate lots.

Chair V. Walsh inquired as to whether there was an attempt to mimic the area; J. Gilbert confirmed that one of the dwellings will be red and one will be blue - similar to what is currently existing.

Esther Hudson, 182 Tyler Street, expressed support for the application, as she lives across the street. When inquiring about the timeline to construct commence with the project, J. Gilbert advised four to six months. J. Gilbert advised that they are proposing to demolish the two structures at the same time.

Commissioner A. Nardi made a motion to lift the demo delay restriction for 191 Tyler Street. The motion was seconded by Commissioner Kroll. With no further discussion, the motion was approved unanimously.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Alfonso Nardi, Vice-Chair
SECONDER: Walter Kroll
AYES: Walsh, Nardi, Crowell, Kroll, Zorzi, Nespor

2. Petition (ID # 8391)

193 Tyler Street (Demo)

193 TYLER STREET: Demolition of a Single-Family Dwelling

COMMENTS - Current Meeting:

See discussion for 191 Tyler Street.

Commissioner A. Nardi made a motion to lift the demo delay restriction for 193 Tyler Street. The motion was seconded for Commissioner Kroll. With no further discussion, the motion was approved unanimously.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Alfonso Nardi, Vice-Chair
SECONDER: Walter Kroll
AYES: Walsh, Nardi, Crowell, Kroll, Zorzi, Nespor

VI. Other Matters Properly Before the Commission

1. Informational (ID # 8392)

Public Speak-Out Session

Public Speak-Out Session

COMMENTS - Current Meeting:

No public comment was provided.